

# **Board of Governors of the Federal Reserve System**

## **Home Mortgage Disclosure Act**

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Federal Reserve Board, 20<sup>th</sup> & Constitution Avenue, N.W., Stop #N502, Washington, DC 20551 (202) 452-2016



## **2004 HMDA EDITS (Preliminary)**

## IMPORTANT NOTE

This version of the 2004 HMDA edits are preliminary. They could change due to transition rules about data collection and reporting that we expect to release in the near future. Please visit the FFIEC web site ([www.ffiec.gov](http://www.ffiec.gov)) periodically for updated information.

## QUICK REFERENCE TO UNDERSTANDING HMDA EDITS

HMDA edits are divided into three types: Syntactical, Validity, and Quality. Each edit questions specific reported data that should be thoroughly checked in order to ensure the data are reported accurately. These edits are defined as follows:

1. **Syntactical (S)** - The loan applications will not be loaded to the FFIEC database. If they should be included on the FFIEC database, the data must be corrected. Some examples are incorrect activity year used in your submission; or initial LAR data (T2 record) already on file, which indicates that a LAR with a duplicate loan application number was submitted.  
  
S001-S006 are for agency use only.
2. **Validity (V)** - The specified data are reported incorrectly and must be corrected. The most common example is incorrect census tracts.
3. **Quality (Q)** - The data in question do not agree with an expected standard (value). Review for correctness and change only if erroneous data has been reported. An example is reported income that is less than or equal to \$9 thousand.

In addition, any data containing validity edits that are not corrected will result in an erroneous disclosure statement. Loan applications with syntactical edits, if not corrected, will not be represented on the disclosure statement at all. Data with quality edits, if not corrected when inaccurate, will cause an incorrect disclosure statement.

## 2004 HMDA EDIT CHANGES:

### ➤ REINSTATED EDIT

#### **Transmittal Sheet**

V110

Checks for parent mailing address if respondent is a mortgage banking subsidiary.

### ➤ NEW EDITS

#### **Transmittal Sheet**

V111

Checks for valid parent state abbreviation.

V112

Checks for valid parent zip code format.

Q033

Checks for parent mailing address.

Q034

Checks for missing E-mail address for the reporting institution.

### ➤ DELETED EDITS

#### **Loan Application Register**

V390

Replaced with V405 (*see New Edits*).

### ➤ NEW EDITS

#### **Loan Application Register**

V400

Checks for valid property type.

V405

Checks property type for a 1 or 2, if loan type = 3 or 4.

V410

Checks for loan purpose of 2, if lien status = 3.

V415

Checks for valid preapproval.

V420

Checks for preapproval of a 1 or 2, if loan purpose = 1 and action taken type does not = 6.

V425

Checks for preapproval of a 3, if loan purpose = 1 and action taken type = 6.

V430

Checks for preapproval of a 3, if loan purpose = 2 or 3.

V435

Checks for preapproval of a 1, if action taken type = 7 or 8.

## 2004 HMDA EDIT CHANGES:

|      |                                                                                                     |
|------|-----------------------------------------------------------------------------------------------------|
| V440 | Checks action taken type in range 1-5, 7 or 8, if preapproval = 1.                                  |
| V445 | Checks action taken type in range 1-5, if preapproval = 2.                                          |
| V450 | Checks for valid applicant ethnicity.                                                               |
| V455 | Checks first applicant race field not equal to 7, when applicant ethnicity = 1, 2, or 3.            |
| V460 | Checks for valid co-applicant ethnicity.                                                            |
| V465 | Checks first co-applicant race field not equal to 7 or 8, when co-applicant ethnicity = 1, 2, or 3. |
| V470 | Check applicant race fields 2-5 = blank or 1-5, when first applicant race field = 1-5.              |
| V475 | Check applicant race fields 2-5 = blank, when first applicant race field = 6 or 7.                  |
| V480 | Checks applicant race is not the same, when more than one is designated.                            |
| V485 | Check co-applicant race fields 2-5 = blank or 1-5, when first co-applicant race field = 1-5.        |
| V490 | Check co-applicant race fields 2-5 = blank, when first co-applicant race field = 6, 7, or 8.        |
| V495 | Checks co-applicant race is not the same, when more than one is designated.                         |
| V500 | Checks for valid rate spread format.                                                                |
| V505 | Checks for rate spread of NA, if action taken type in range 2-8.                                    |
| V510 | Checks rate spread range, if lien status is 1.                                                      |
| V515 | Checks rate spread range, if lien status is 2.                                                      |
| V520 | Checks rate spread for NA, if lien status is 3.                                                     |
| V525 | Checks for valid HOEPA status.                                                                      |
| V530 | Checks for HOEPA status of 2, if loan purpose = 1.                                                  |
| V540 | Checks for a HOEPA status of 2, if action taken type is 2-5, 7 or 8.                                |
| V545 | Checks for HOEPA status of 2, if lien status = 3.                                                   |

## 2004 HMDA EDIT CHANGES:

### ➤ NEW EDITS (Continued)

#### Loan Application Register

|      |                                                                                                                                                                        |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| V550 | Checks valid lien status.                                                                                                                                              |
| V555 | Checks for lien status of a 1 or 2, if loan purpose = 1 or 3.                                                                                                          |
| V560 | Checks for lien status in range 1-3, if action taken type = 1-5, 7 or 8.                                                                                               |
| V565 | Checks for lien status of a 4, if action taken type = 6.                                                                                                               |
| Q035 | Checks for loan type = 1, if purchaser type = 1 or 3.                                                                                                                  |
| Q036 | Checks for loan amount $\leq$ \$100 thousand, if property type = 2.                                                                                                    |
| Q037 | Checks for loan amount $\leq$ \$200 thousand, if lien status = 2.                                                                                                      |
| Q038 | Checks for a loan amount $\leq$ \$100 thousand, if lien status = 3.                                                                                                    |
| Q039 | Checks that rate spread does not = NA, if HOEPA = 1 and action taken type = 1.                                                                                         |
| Q040 | Checks for rate spread $\leq$ 5% or NA, if purchaser type = 1-4 and lien status = 1.                                                                                   |
| Q041 | Checks for rate spread $\leq$ 7% or NA, if purchaser type = 1-4 and lien status = 2.                                                                                   |
| Q042 | Checks for rate spread $\leq$ 20% or NA, if action taken type = 1 and lien status = 1.                                                                                 |
| Q043 | Checks for rate spread $\leq$ 25% or NA, if action taken type = 1 and lien status = 2.                                                                                 |
| Q044 | Checks for HOEPA status of a 1, if action taken type = 1, loan purpose = 2 or 3, lien status = 1, and rate spread $\geq$ 8%.                                           |
| Q045 | Checks for HOEPA status of a 1, if action taken type = 1, loan purpose = 2 or 3, lien status = 2, and rate spread $\geq$ 10%.                                          |
| Q046 | Checks that total number of manufactured homes (property type 2) with action taken type 1-5 is $<$ 30% of the total number of loan applications with action taken 1-5. |

## 2004 HMDA EDIT CHANGES:

### ➤ REVISED EDITS

#### Transmittal Sheet

S100 Edit test language modified to check for valid activity year.

#### Loan Application Register

V225 Edit test modified to remove loan purpose check = 4.

V255 Edit test modified to add check of action taken type = 7 and 8.

V310 Edit test modified to check for applicant race code in first applicant race field.

V315 Edit test modified to check for co-applicant race code in first applicant race field.

V325 Edit test modified to add check of co-applicant code = 5.

V335 Edit test modified to add check of property type = 3, and remove loan purpose = 4.

Q002 Edit test modified to check property type = 1.

Q003 Edit test modified to check property type and remove loan purpose check.

Q004 Edit test modified to check property type and remove loan purpose check.

Q005 Edit test modified to check property type and remove loan purpose, loan type, and action type checks.

Q013 Edit test modified to check property type = 3 and remove loan purpose check.

Q015 Transaction item changed from loan purpose to property type.  
Edit test modified to check property type = 3.

Q025 Edit test modified to check property type. Edit explanation modified.

Q026 Transaction item changed from applicant race and sex to applicant ethnicity, race, and sex.  
Edit test modified to compare appropriate applicant ethnicity, race, and sex, with action taken type. Edit check for loan purpose removed.

Q027 Edit test modified to compare income with additional check of action taken type of 7 and 8.

Q031 Transaction item changed from loan purpose to property type.

Q595 Edit test modified to add check of action taken type of 7 and 8.

### ➤ REVISED EDITS DUE TO LAR ALPHANUMERIC COLUMN CHANGES ONLY

V230, V250, V260, V262, V265, S270, V275, V320, V330, V340, V347, V375, V355, V360, V385,  
Q001, Q014, Q024, Q006, Q007, Q008, Q009, Q028

## EXPLANATION OF VALIDITY EDITS 285, 295, & 300

Regulation C (Home Mortgage Disclosure Act) requires financial institutions reporting NA in the metropolitan area (MA) to either enter NA or to enter correct geographic information in the other three property location fields (state, county, census tract) of the HMDA-LAR for the property in question. The reported geographic data will be verified for its validity. Previously, geographic information was only verified when an MA was identified on the HMDA-LAR.

**Purpose:** Validity edits 285 and 295 were added to the HMDA edits to comply with Regulation C. These edits are intended to verify the validity of the property location information when the MA field is reported as NA or a numeric code.

Validity edit 300 was modified to verify the validity of the census tract for the state/county combination reported regardless of what is reported in the MA field.

**Further Explanation:** When MA is NA or a valid metropolitan area number and the state (V285), state/county (V295), or state/county/census tract (V300) combinations are provided, there must be verification that the combinations are valid. Below are examples of the geographic combinations that may be used if it is valid for a respondent to report an MA as NA.

|                     |                             |
|---------------------|-----------------------------|
| NA/51/NA/NA*        | - State                     |
| NA/51/059/NA        | - State/County              |
| NA/51/059/4154.00** | - State/County/Census Tract |
| NA/NA/NA/NA*** -    | - State/County/Census Tract |

\*Though this example is an acceptable entry and will pass all validity edits (provided a valid numeric state code is entered), the preference is for the institution to provide a valid state/county combination or a valid state/county/census tract combination. In the majority of cases, an institution should be able to provide the state/county/census tract combination since every state and county has a code and the 2000 census assigned census tract numbers to all areas.

\*\*For the State/County/Census Tract combination, a reported census tract will always be verified. However, where the county is classified as small it is acceptable for a lender to code census tracts on properties in small counties as NA on the HMDA-LAR form. (If MA is reported using the valid metropolitan area number, then all other property fields must be coded with the valid state/county/census tract combination.)

\*\*\*This example is acceptable in specific cases. For instance, lenders may report NA in the property location fields associated with requests for preapprovals that are denied or if lenders opt to report preapprovals approved but not accepted. In addition, the NA combination can be reported on property located outside the metropolitan areas in which an institution has a home or branch office, or outside any metropolitan area, whether or not the codes or numbers exist for the property location. **Note, however, that if you are a bank or savings association that is also required to report CRA data, you must fully geocode the property location on your HMDA data; NA is not valid.**

Any combination of the property location reported when the MA is NA, other than those aforementioned, are incomplete; therefore, those combinations will not be valid.

In comprehending the logic of these validity edits, it may be useful to begin at the census tract. If the census tract is reported by a lender, then the county and state **MUST** also be reported. If a county is reported, then a state **MUST** also be reported. A state may be reported by itself, with a county, or with a county and census tract. In reverse order, if an MA equals NA, then the acceptable combinations are state only, state/county, or state/county/census tract.

If **CENSUS TRACT** is reported, then  
↓  
**COUNTY** must be reported, then  
↓  
**STATE** must be reported where  
↓  
**MA = NA**

Name of Reporting Institution

City, State, Zip

Reporter's Identification Number

All columns (except Reasons for Denial) must be completed for each entry. See the instructions for details.

| Application or Loan Information                                                                  |                                      |           |               |         |                 |                          |              | Action Taken |                   | Property Location                   |                      |                         |                        | Applicant Information |    |      |    |     |    |                                  | Type of Purchaser of Loan | Reason for Denial (optional) | Other Data |   |   |
|--------------------------------------------------------------------------------------------------|--------------------------------------|-----------|---------------|---------|-----------------|--------------------------|--------------|--------------|-------------------|-------------------------------------|----------------------|-------------------------|------------------------|-----------------------|----|------|----|-----|----|----------------------------------|---------------------------|------------------------------|------------|---|---|
| Application or Loan Number                                                                       | Date Application Received mm/dd/yyyy | Loan Type | Property Type | Purpose | Owner Occupancy | Loan Amount In Thousands | Pre-approval | Type         | Date (mm/dd/yyyy) | Four-Digit Metropolitan Area Number | Two-Digit State Code | Three-Digit County Code | Six-Digit Census Tract | Ethnicity             |    | Race |    | Sex |    | Gross Annual Income in thousands |                           |                              |            |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         |                        | A                     | CA | A    | CA | A   | CA |                                  |                           |                              |            |   |   |
| Example of Loan Originated Following Preapproval<br>L B - 6 8 7 4 3 9                            | 01/15/2004                           | 1         | 1             | 1       | 1               | 65                       | 1            | 1            | 02/22/2004        | 8840                                | 51                   | 059                     | 4 2 1 9 1- 8 5         | 2                     | 5  | 3 5  | 8  | 1   | 5  | 24                               | 7                         |                              | N A -      | 2 | 1 |
| Example of Preapproval Request Denied<br>5 6 7 8 9 0 4 3 2 1     2 3 4 0 9 8 7 6 5               | 06/01/2004                           | 1         | 1             | 1       | 1               | 125                      | 1            | 8            | 06/20/2004        | NA                                  | NA                   | NA                      | N A      -             | 2                     | 2  | 3    | 2  | 1   | 2  | 40                               | 0                         | 1,3                          | N A -      | 2 | 1 |
| Example of Application Denied Following Preapproval<br>5 6 7 8 9 0 4 3 2 1     2 3 4 0 9 8 7 6 5 | 03/20/2004                           | 1         | 1             | 1       | 1               | 30                       | 1            | 3            | 04/30/2004        | 0450                                | 01                   | 015                     | 0 0 2 1 1- 0 0         | 1                     | 1  | 5    | 3  | 2   | 1  | 20                               | 0                         | 4,5                          | N A -      | 2 | 1 |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
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|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      |                       |    |      |    |     |    |                                  |                           |                              | -          |   |   |
|                                                                                                  |                                      |           |               |         |                 |                          |              |              |                   |                                     |                      |                         | -                      | </                    |    |      |    |     |    |                                  |                           |                              |            |   |   |



## LOAN/APPLICATION REGISTER CODE SHEET

Use the following codes to complete the Loan/Application Register. All columns (except Reasons for Denial) must be completed for each entry. See the HMDA-LAR instructions for explanations regarding the proper use of each code listed below.

|                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application or Loan Information</b><br><br>Loan Type: (C)<br><br>1 – Conventional (any loan other than FHA, VA, FSA, or RHS loans)<br>2 – FHA-insured (Federal Housing Administration)<br>3 – VA-guaranteed (Veterans Administration)<br>4 – FSA/RHS-guaranteed (Farm Service Agency or Rural Housing Service) | Action Taken: (I)<br><br>1 -- Loan originated<br>2 -- Application approved but not accepted<br>3 -- Application denied by financial institution<br>4 -- Application withdrawn by applicant<br>5 -- File closed for incompleteness<br>6 -- Loan purchased by your institution<br>7 – Preapproval request denied by financial institution<br>8 – Preapproval request approved but not accepted (optional reporting) | <b>Type of Purchaser (V)</b><br><br>0 -- Loan was not originated or was not sold in calendar year<br>1 – Fannie Mae<br>2 – Ginnie Mae<br>3 – Freddie Mac<br>4 – Farmer Mac<br>5 – Private securitization<br>6 – Commercial bank, savings bank or savings association<br>7 -- Life insurance company, credit union, mortgage bank, or finance company<br>8 -- Affiliate institution<br>9 -- Other type of purchaser |
| Property Type: (D)<br><br>1 – One to four-family (other than manufactured housing)<br>2 – Manufactured housing<br>3 – Multifamily                                                                                                                                                                                 | <b>Applicant Information</b><br><br>Ethnicity: (O) (P)<br><br>1 – Hispanic or Latino<br>2 – Not Hispanic or Latino<br>3 – Information not provided by applicant in mail, internet, or telephone application<br>4 – Not applicable (see App. A, I.D.)<br>5 – No co-applicant                                                                                                                                       | <b>Reasons for Denial (optional reporting) (W)</b><br><br>1 -- Debt-to-income ratio<br>2 -- Employment history<br>3 -- Credit history<br>4 -- Collateral<br>5 -- Insufficient cash (downpayment, closing costs)<br>6 -- Unverifiable information<br>7 -- Credit application incomplete<br>8 -- Mortgage insurance denied<br>9 – Other                                                                              |
| Purpose of loan: (E)<br><br>1 -- Home purchase<br>2 -- Home improvement<br>3 – Refinancing                                                                                                                                                                                                                        | <b>Applicant Information</b><br><br>Race: (Q) (R)<br><br>1 -- American Indian or Alaskan Native<br>2 -- Asian<br>3 – Black or African American<br>4 – Native Hawaiian or Other Pacific Islander<br>5 -- White<br>6 -- Information not provided by applicant in mail, internet, or telephone application<br>7 – Not applicable (see App. A, I.D.)<br>8 – No co-applicant                                           | <b>Other Data</b><br><br>HOEPA Status<br>(only for loans originated or purchased): (Y)<br><br>1—HOEPA loan<br>2—Not a HOEPA loan                                                                                                                                                                                                                                                                                   |
| Owner-Occupancy: (F)<br><br>1 -- Owner-occupied as a principal dwelling<br>2 -- Not owner-occupied<br>3 -- Not applicable                                                                                                                                                                                         | Sex: (S) (T)<br><br>1 -- Male<br>2 -- Female<br>3 -- Information not provided by applicant in mail, internet, or telephone application<br>4 -- Not applicable (see App. A, I.D.)<br>5 – No co-applicant                                                                                                                                                                                                           | Lien Status (only for applications and originations): (Z)<br><br>1—Secured by a first lien<br>2—Secured by a subordinate lien<br>3—Not secured by a lien<br>4—Not applicable (purchased loans)                                                                                                                                                                                                                     |
| Preapproval (home purchase loans only): (H)<br><br>1 – Preapproval was requested<br>2 – Preapproval was not requested<br>3 – Not applicable                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                    |

**SYNTACTICAL & VALIDITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT - LOAN/APPLICATION REGISTER**

| <b><u>Transaction Item(s)</u></b>                   | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                      | <b><u>Error Explanation</u></b>                     |
|-----------------------------------------------------|--------------------|--------------------------------------------------------------|-----------------------------------------------------|
| <b><u>File Description:</u> For Agency Use Only</b> |                    |                                                              |                                                     |
| Series Identifier                                   | S001               | Series identifier must = HMDA.                               | Series identifier does not = HMDA                   |
| File Status Indicator                               | S002               | File status indicator must = P for production or T for test. | Invalid File Status: Not P (Production) or T (Test) |
| Record Identifier                                   | S003               | Record identifier must = 0.                                  | Record identifier does not = zero                   |
| Source Identifier                                   | S004               | Source identifier must = 1, 3, 4, 5, 7, or 9                 | Source identifier does not = 1, 3-5, 7, or 9        |
| Transmission Timestamp                              | S005               | Transmission timestamp must be numeric.                      | Transmission timestamp is missing or non-numeric    |
| Year of Data                                        | S006               | Year of data must be numeric/CCYY format.                    | Year of data not numeric or in CCYY format          |

| <u>Transaction Item(s)</u>                                            | <u>EDCK</u> | <u>Edit Test</u>                                                                                                    | <u>Error Explanation</u>                                                                      |
|-----------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b><u>Transmittal Sheet &amp; Loan/Application Register (LAR)</u></b> |             |                                                                                                                     |                                                                                               |
| Record Identifier                                                     | S010        | Record identifier must = 1 (Transmittal Sheet) or 2 (LAR).                                                          | Record identifier does not = 1 (transmittal ) or 2 (LAR)                                      |
| Timestamp                                                             | S013        | Timestamp must be later than timestamp on database.                                                                 | Record timestamp is earlier than, or equal to, timestamp on database (format = ccyyymmddhhmm) |
| Agency Code                                                           | S020        | Agency code must = 1, 2, 3, 4, 5, 7. The agency that submits the data must be the same as the reported agency code. | Agency code not valid for agency sending data                                                 |
| Control Number                                                        | S025        | Control number must = a valid Respondent Identifier/Agency Code Combination for date processed.                     | Invalid Respondent Identifier/Agency code combination or ID not on panel                      |
| Timestamp                                                             | S028        | Timestamp must be numeric.                                                                                          | Timestamp is missing or nonnumeric (format = ccyyymmddhhmm)                                   |
| Transaction Code                                                      | S030        | Transaction code must = 1, 2, 3, or 4                                                                               | Transaction code not in range 1-4                                                             |
| Transaction code-T1 (Delete)                                          | S035        | Transaction code must = 1 whenever data are being deleted.                                                          | Invalid transaction code (1); no data on file to delete                                       |
| Transaction code-T2 (Initial Transmission)                            | S040        | Transaction code must = 2 whenever initial data are being Transmitted.                                              | Invalid transaction code (2); initial data already on file                                    |
| Transaction code-T3 (Correct/Revise)                                  | S045        | Transaction code must = 3 whenever data are being corrected or revised.                                             | Invalid transaction code (3); no initial data on file to revise                               |

| <b><u>Transaction Item(s)</u></b>      | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                                                                                                                                                                                                | <b><u>Error Explanation</u></b>                                                                                                             |
|----------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Transmittal Sheet (only)</u></b> |                    |                                                                                                                                                                                                                                                                                        |                                                                                                                                             |
| Activity Year                          | S100               | Activity Year must = year being processed (=2004).                                                                                                                                                                                                                                     | Invalid Activity Year                                                                                                                       |
| Respondent Mailing Address             | V105               | Respondent name, address, city, state, and zip must not = blank.                                                                                                                                                                                                                       | Respondent name, address, city, state or zip is missing                                                                                     |
| Respondent State Code                  | V140               | Respondent state code must equal a valid postal code abbreviation (i.e., AL for Alabama).                                                                                                                                                                                              | Respondent state code is an invalid postal code                                                                                             |
| Respondent Zip Code                    | V145               | Respondent zip code format must be NNNNN or NNNNN-NNNN and left justified.                                                                                                                                                                                                             | Respondent zip code is an invalid format                                                                                                    |
| Parent Mailing Address                 | V110               | If respondent is a mortgage banking subsidiary, then parent name, address, city, state and zip code must not = blank.                                                                                                                                                                  | Parent name, address, city, state, or zip code is missing.                                                                                  |
| Parent State Code                      | V111               | If parent state code is reported, then the postal code abbreviation must be valid (i.e., AL for Alabama).                                                                                                                                                                              | Parent state code is an invalid postal code                                                                                                 |
| Parent Zip Code                        | V112               | If parent zip code is reported, then the format must be NNNNN or NNNNN-NNNN and left justified.                                                                                                                                                                                        | Parent zip code is an invalid format                                                                                                        |
| Contact Name                           | V115               | Name of contact person must not = blank.                                                                                                                                                                                                                                               | Name of contact person is missing                                                                                                           |
| Contact Telephone Number               | V120               | Contact person telephone number must be in NNN-NNN-NNNN Format and not blank.                                                                                                                                                                                                          | Telephone number for contact person not in valid format or is missing                                                                       |
| Fax Number                             | V135               | Fax Number must be in NNN-NNN-NNNN format and not = blank.                                                                                                                                                                                                                             | Fax Number not in valid format or is missing                                                                                                |
| # of Loan Applications                 | V130               | The number of loan applications received in this transmission file Per respondent does not = the total number of loan applications Reported in this respondent's transmission or the total number of Loan application records in this submission is missing for the Transmittal sheet. | Loan applications received in this transmission are missing or not = to the total number of loan applications reported in this transmission |
| Tax Identification (ID) Number         | V125               | Tax ID number must be in NN-NNNNNNNN format and not = (99-9999999 or 00-0000000 or blank).                                                                                                                                                                                             | Tax ID number not in valid format or is missing                                                                                             |

| <b><u>Transaction Item(s)</u></b>              | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                                                                   | <b><u>Error Explanation</u></b>                              |
|------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b><u>Loan/Application Register (only)</u></b> |                    |                                                                                                                                                           |                                                              |
| Record Identifier                              | V200               | If record identifier = "2", then record identifier "1" must be in this transmission file for the same respondent.                                         | LAR received; Transmittal Sheet not received                 |
| Application/Loan Number<br>(Column A)          | S205               | Application/Loan number must not be blank.                                                                                                                | Application/Loan number missing                              |
| Date Application Received<br>(Column B)        | V210               | Date application received must be in CCYYMMDD format; month and day must be in the range 01-12 and 01-31, respectively or equal NA. CCYY must be numeric. | Application Month, day, year and/or century not valid        |
| Date Application Received<br>(Column B)        | V215               | If Action taken type = 6, then date application received must = NA.                                                                                       | Loan was purchased; therefore application date must equal NA |
| Date Application Received<br>(Column B)        | V380               | Date application received must be > (activity year minus 5).                                                                                              | Application not received within the last five years          |
| Loan Type<br>(Column C)                        | V220               | Loan type must = 1, 2, 3, or 4.                                                                                                                           | Loan type is missing or is not in range 1-4                  |
| Property Type<br>(Column D)                    | V400               | Property type must = 1, 2, or 3.                                                                                                                          | Property type is missing or is not in range 1-3              |
| Property Type<br>(Column D)                    | V405               | If loan type = 3 or 4, then property type must = 1 or 2.                                                                                                  | Loan type = 3 or 4; therefore property type must = 1 or 2    |
| Loan Purpose<br>(Column E)                     | V225               | Loan purpose must = 1, 2, or 3.                                                                                                                           | Loan purpose is missing or is not in range 1-3               |
| Loan Purpose<br>(Column E)                     | V410               | If lien status = 3, then loan purpose must = 2.                                                                                                           | Lien status = 3; therefore loan purpose must = 2             |
| Occupancy<br>(Column F)                        | V230               | Occupancy must = 1, 2, or 3.                                                                                                                              | Occupancy is missing or does not equal 1, 2, or 3            |
| Loan Amount<br>(Column G)                      | V250               | Loan amount must be numeric and > zero.                                                                                                                   | Loan amount is not numeric or not > 0                        |

| <b><u>Transaction Item(s)</u></b> | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                                               | <b><u>Error Explanation</u></b>                                                          |
|-----------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Preapproval<br>(Column H)         | V415               | Preapproval must = 1, 2, or 3.                                                                                                        | Preapproval is missing or is not in range 1-3.                                           |
| Preapproval<br>(Column H)         | V420               | If loan purpose = 1 and action taken type does not = 6, then preapproval must = 1 or 2.                                               | Loan purpose = 1 and action taken type does not = 6; therefore preapproval must = 1 or 2 |
| Preapproval<br>(Column H)         | V425               | If loan purpose = 1 and action taken type = 6, then preapproval must = 3.                                                             | Loan purpose = 1 and action taken type = 6; therefore preapproval must = 3               |
| Preapproval<br>(Column H)         | V430               | If loan purpose = 2 or 3, then preapproval must = 3.                                                                                  | Loan purpose = 2 or 3 and preapproval is missing or does not = 3                         |
| Preapproval<br>(Column H)         | V435               | If action taken type = 7 or 8, then preapproval must = 1.                                                                             | Action taken type = 7 or 8 and preapproval is missing or does not = 1                    |
| Action Taken - Type<br>(Column I) | V255               | Action taken type must = 1, 2, 3, 4, 5, 6, 7, or 8.                                                                                   | Action taken type is missing or not in range 1-8                                         |
| Action Taken - Type<br>(Column I) | V260               | If reasons for denial are in the range 1-9, then action taken type must = 3.                                                          | Application not denied but denial reasons given                                          |
| Action Taken - Type<br>(Column I) | V262               | If date application received = NA, then action taken type must = 6.                                                                   | Date application received = NA; therefore action taken type must = 6                     |
| Action Taken - Type<br>(Column I) | V440               | If preapproval = 1, then action taken type must = 1-5, 7 or 8.                                                                        | Preapproval = 1 and action taken type is missing or does not = 1-5, 7, or 8              |
| Action Taken – Type<br>(Column I) | V445               | If preapproval = 2, then action taken type must = 1-5.                                                                                | Preapproval = 2 and action taken type is missing or does not = 1-5.                      |
| Action Taken - Date<br>(Column J) | V265               | Action taken date must be in CCYYMMDD format; month and day must be in the range 01-12 and 01-31, respectively. CCYY must be numeric. | Action taken date is invalid format and/or date                                          |
| Action Taken - Date<br>(Column J) | S270               | Century (CC) and Year (YY) of action taken date must = activity century/year (CCYY) for period being processed.                       | Century and/or year for action taken date does not match activity century/year           |
| Action Taken - Date<br>(Column J) | V275               | If date application received does not = NA, then action taken date must be $\geq$ date application received.                          | Action taken date is earlier than application date                                       |

| <b><u>Transaction Item(s)</u></b>              | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                                                                                                                                                                                                               | <b><u>Error Explanation</u></b>                                                                                  |
|------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| MA Number<br>(Column K)                        | V280               | MA must = a valid MA FIPS code for period being processed or NA.                                                                                                                                                                                                                                      | MA number does not = a valid FIPS code or NA, or is missing                                                      |
| State Code<br>(Column L)                       | V285               | State must = a valid FIPS code or (NA where MA = NA).                                                                                                                                                                                                                                                 | State does not = a valid state code or (State equals NA and MA not NA)                                           |
| MA/State/County Codes<br>(Columns K, L, and M) | V290               | If MA does not = NA, then MA, state, and county codes must = a valid combination.                                                                                                                                                                                                                     | MA, state, and county codes do not = a valid combination                                                         |
| State/County Codes<br>(Columns L and M)        | V295               | State and county must = a valid combination or (county = NA where MA = NA).                                                                                                                                                                                                                           | State/county does not equal a valid combination or (county equals NA and MA not NA)                              |
| Census Tract<br>(Column N)                     | V300               | Census tract must = a valid census tract number for the MA/state/county combination or (NA if county is classified as small) or (where MA = NA the census tract must = a valid census tract for the state/county combination or NA). Valid census tract format must be NNNN.NN or NA, left justified. | Census tract not in valid format or is missing, does not equal NA, or does not equal a valid census tract number |
| Applicant Ethnicity<br>(Column O)              | V450               | Applicant ethnicity must = 1, 2, 3, or 4.                                                                                                                                                                                                                                                             | Applicant ethnicity is missing or not in range 1-4                                                               |
| Applicant Ethnicity<br>(Column O)              | V455               | If applicant ethnicity = 1, 2, or 3, then the first applicant race field must not = 7.                                                                                                                                                                                                                | Applicant ethnicity = 1, 2 or 3, therefore first applicant race field must not = 7                               |
| Co-Applicant Ethnicity<br>(Column P)           | V460               | Co-Applicant ethnicity must = 1, 2, 3, 4, or 5.                                                                                                                                                                                                                                                       | Co-Applicant ethnicity is missing or not in range 1-5                                                            |
| Co-Applicant Ethnicity<br>(Column P)           | V465               | If co-applicant ethnicity = 1, 2, or 3, then the first co-applicant race field must not = 7 or 8.                                                                                                                                                                                                     | Co-Applicant ethnicity =1, 2 or 3; therefore first co-applicant race field must not = 7 or 8                     |
| Applicant Race<br>(Column Q)                   | V310               | Applicant race must = 1, 2, 3, 4, 5, 6, or 7 in at least the first applicant race field.                                                                                                                                                                                                              | Applicant race is missing or is not in range 1-7                                                                 |
| Applicant Race<br>(Column Q)                   | V470               | If applicant race = 1-5 in applicant race field 1, then all other fields must = blank or 1-5.                                                                                                                                                                                                         | Applicant race fields 2 - 5 are not blank or in range 1-5                                                        |

| <b><u>Transaction Item(s)</u></b> | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                               | <b><u>Error Explanation</u></b>                                                                   |
|-----------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Applicant Race<br>(Column Q)      | V475               | If applicant race = 6 or 7 in applicant race field 1, then all other applicant race fields must = blank.              | Applicant race field 1= 6 or 7; therefore all other applicant race fields must = blank            |
| Applicant Race<br>(Column Q)      | V480               | Applicant race must not be the same (i.e. 1,1; 1,1,2; 1,2,3,4,1), when more than one race is designated.              | Applicant race is the same                                                                        |
| Co-Applicant Race<br>(Column R)   | V315               | Co-Applicant race must = 1, 2, 3, 4, 5, 6, 7, or 8 in at least the first co-applicant race field.                     | Co-Applicant race is missing or is not in range 1-8                                               |
| Co-Applicant Race<br>(Column R)   | V485               | If co-applicant race = 1-5 in co-applicant race field 1, then all other fields must = blank or 1-5.                   | Co-Applicant race fields 2-5 are not blank or in range 1-5                                        |
| Co-Applicant Race<br>(Column R)   | V490               | If co-applicant race = 6, 7, or 8 in co-applicant race field 1, then all other co-applicant race fields must = blank. | Co-Applicant race field 1 = 6, 7, or 8; therefore all other co-applicant race fields must = blank |
| Co-Applicant Race<br>(Column R)   | V495               | Co-Applicant race must not be the same (i.e. 1,1; 1,1,2; 1,2,3,4,1), when more than one race is designated.           | Co-Applicant race is the same                                                                     |
| Applicant Sex<br>(Column S)       | V320               | Applicant sex must = 1, 2, 3, or 4.                                                                                   | Applicant sex is missing or is not in range 1-4                                                   |
| Co-Applicant Sex<br>(Column T)    | V325               | Co-Applicant sex must = 1, 2, 3, 4, or 5.                                                                             | Co-Applicant sex is missing or not in range 1-5                                                   |
| Income<br>(Column U)              | V330               | Income must be numeric and > 0, or equal NA.                                                                          | Income is zero, missing, negative or, if non-numeric, does not equal NA                           |
| Income<br>(Column U)              | V335               | If property type = 3, then income must = NA.                                                                          | Property type = 3; therefore income must = NA                                                     |
| Type of Purchaser<br>(Column V)   | V340               | Type of purchaser must = 0, 1, 2, 3, 4, 5, 6, 7, 8, or 9.                                                             | Type of purchaser must be in the 0-9 range                                                        |
| Type of Purchaser<br>(Column V)   | V347               | If type of purchaser = 1, 2, 3, 4, 5, 6, 7, 8, or 9, then action taken type must be 1 or 6.                           | Type of purchaser in range 1-9; therefore action taken should equal 1 or 6                        |
| Type of Purchaser<br>(Column V)   | V375               | If type of purchaser = 2, then loan type must = 2, 3, or 4.                                                           | Purchaser type = 2 and loan type does not equal 2, 3, or 4                                        |



| <b><u>Transaction Item(s)</u></b> | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                                                                                                                         | <b><u>Error Explanation</u></b>                                                                             |
|-----------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Reasons for Denial<br>(Column W)  | V355               | If (agency code = 2, 3, 5, or 7) or (agency code = 1 or 4 and action taken not = 3), then reasons for denial must = 1, 2, 3, 4, 5, 6, 7, 8, 9, or blank.                                                        | Reasons for denial are not blank or in range 1-9                                                            |
| Reasons for Denial<br>(Column W)  | V360               | Responses for reasons for denial must not be the same (i.e. 1,1; 1,1,2; 1,2,2;.....).                                                                                                                           | Reasons for denial are the same                                                                             |
| Reasons for Denial<br>(Column W)  | V385               | If agency code = 1 or 4 and action taken = 3, then at least one reason for denial must be provided and must = 1, 2, 3, 4, 5, 6, 7, 8, or 9. Other reasons for denial must = 1, 2, 3, 4, 5, 6, 7, 8, 9 or blank. | For action taken = 3, at least one reason for denial not given, or reason for denial given not in range 1-9 |
| Rate Spread<br>(Column X)         | V500               | Rate spread must be in the NN.NN format, and if NA, left justified.                                                                                                                                             | Rate spread is not in valid format or is missing                                                            |
| Rate Spread<br>(Column X)         | V505               | If action taken type = 2-8, then rate spread must = NA.                                                                                                                                                         | Action taken type = 2-8; therefore rate spread must = NA                                                    |
| Rate Spread<br>(Column X)         | V510               | If lien status =1, then rate spread must be $\geq 3\%$ and $\leq 99.99\%$ or NA.                                                                                                                                | Lien status = 1; therefore rate spread must be in range $\geq 3\%$ and $\leq 99.99\%$ or NA                 |
| Rate Spread<br>(Column X)         | V515               | If lien status =2, then rate spread must be $\geq 5\%$ and $\leq 99.99\%$ or NA.                                                                                                                                | Lien status =2; therefore rate spread must be in range $\geq 5\%$ and $\leq 99.99\%$ or NA                  |
| Rate Spread<br>(Column X)         | V520               | If lien status = 3, then rate spread must = NA.                                                                                                                                                                 | Lien status = 3; therefore rate spread must = NA                                                            |
| HOEPA Status<br>(Column Y)        | V540               | If action taken type = 2-5, 7, or 8, HOEPA must = 2.                                                                                                                                                            | Action taken type = 2-5, 7, or 8; therefore HOEPA status must = 2                                           |
| HOEPA Status<br>(Column Y)        | V525               | HOEPA status must = 1 or 2.                                                                                                                                                                                     | HOEPA status is missing or does not = 1 or 2                                                                |

| <b><u>Transaction Item(s)</u></b> | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                 | <b><u>Error Explanation</u></b>                                          |
|-----------------------------------|--------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|
| HOEPA Status<br>(Column Y)        | V530               | If loan purpose = 1, then HOEPA status must = 2.                        | Loan purpose = 1, therefore HOEPA status must = 2                        |
| HOEPA Status<br>(Column Y)        | V545               | If lien status = 3, then HOEPA must = 2.                                | Lien status = 3; therefore HOEPA must = 2                                |
| Lien Status<br>(Column Z)         | V550               | Lien status must = 1, 2, 3, or 4.                                       | Lien status is missing or not in range 1-4                               |
| Lien Status<br>(Column Z)         | V555               | If loan purpose = 1 or 3, then lien status must = 1 or 2.               | Loan purpose = 1 or 3; therefore lien status must = 1 or 2               |
| Lien Status<br>(Column Z)         | V560               | If action taken type = 1-5, 7 or 8, then lien status must = 1, 2, or 3. | Action taken type = 1-5, 7 or 8; therefore lien status must = 1, 2, or 3 |
| Lien Status<br>(Column Z)         | V565               | If action taken type = 6, then lien status must = 4.                    | Action taken type = 6; therefore lien status must = 4                    |

## **Special Notes pertaining to Quality Edits for Home Mortgage Disclosure Act data.**

The quality edits that are enumerated in the remaining portion of the edit table are separated into two report categories distinguished as follows:

### **--Edit Report**

An edit report represents a respondent's individual edit report that is generated and sent to the reporter immediately after their HMDA data are received and loaded to the FFIEC HMDA database. The edit report could contain syntactical, validity, and quality edits. The edit report is run on the data as it is being loaded into the database. As such, it represents an incremental picture of your data as it is arriving.

### **--End-of Cycle Reports**

End-of-Cycle reports that contain one or several quality edits are generated near the end of the processing cycle after all data from a respondent have been received.

It is important that all data for the specified respondent, region, or agency be received and uploaded prior to running end-of-cycle reports since comparisons with previous year's data, or with all the current year's reported data, are fundamental outputs of these reports.

One of the end-of-cycle reports is known as the Macro Quality Edit Report and contains quality edits Q006-Q009, Q011, Q015, Q016, Q023, Q031, and Q046. Three other reports identify possible reporting errors dealing with quality edits Q028, Q029, and Q030.

On behalf of the FFIEC, the Federal Reserve System stores the HMDA data and maintains the database for all the respondents of the FFIEC member agencies (OCC, FRB, FDIC, NCUA, and OTS) and HUD who participate in the collection and reporting of HMDA data. Subsequently, Federal Reserve Board staff generate the separate macro level, end-of-cycle reports. In the majority of cases they review the results and complete any necessary calls to respondents to resolve the outstanding issues of the reports. However, they may also elicit the help of other agency staff in completing the review and resolution tasks.

**QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT - LOAN/APPLICATION REGISTER**

| <b><u>Transaction Item(s)</u></b>              | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                                                                                                           | <b><u>Error Explanation</u></b>                                                            |
|------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b><u>Transmittal Sheet (only)</u></b>         |                    |                                                                                                                                                                                                   |                                                                                            |
| Parent Mailing Address                         | Q033               | If respondent is a bank, savings association, credit union, or independent mortgage company, and if any parent company exists, then parent name, address, city, state and zip should not = blank. | Parent name, address, city, state, or zip is missing                                       |
| E-mail Address                                 | Q034               | E-mail address for contact person, if one exists, should be provided.                                                                                                                             | Contact person's e-mail address is missing                                                 |
| <b><u>Loan Application Register (only)</u></b> |                    |                                                                                                                                                                                                   |                                                                                            |
| Date Application Received (Column B)           | Q022               | If date application received is > (activity year minus 5), then date application received should =activity year or (activity year minus 1).                                                       | Date application received is not in activity year or (activity year minus 1)               |
| Loan Type (Column C)                           | Q035               | If purchaser type = 1 or 3, then loan type should = 1.                                                                                                                                            | Purchaser type = 1 or 3; therefore loan type should = 1                                    |
| Loan Amount (Column G)                         | Q001               | If loan amount and income are numeric and > 0 and the loan amount is ≥ 1,000 (\$1 million), then loan amount should be < 5 times the income.                                                      | Loan amount exceeds five times the income                                                  |
| Loan Amount (Column G)                         | Q002               | If property type =1, then loan amount should be < \$1 million.                                                                                                                                    | Loan amount reported is ≥ \$1 million                                                      |
| Loan Amount (Column G)                         | Q003               | If loan type = 2 and property type = 1 or 2, then loan amount should be ≤ 350 (\$350 thousand).                                                                                                   | Loan type = 2 and loan amount > 350 (\$350 thousand)                                       |
| Loan Amount (Column G)                         | Q004               | If loan type = 3 and property type = 1 or 2, then loan amount should be ≤ 350 (\$350 thousand).                                                                                                   | Loan type = 3 and loan amount > 350 (\$350 thousand)                                       |
| Loan Amount (Column G)                         | Q005               | If type of purchaser = 1-4, and property type = 1 or 2, then loan amount should be ≤ 480 (\$480 thousand).                                                                                        | Type of purchaser = 1-4, and property type = 1 or 2 and loan amount > 480 (\$480 thousand) |

| <b><u>Transaction Item(s)</u></b>                   | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                               | <b><u>Error Explanation</u></b>                                                      |
|-----------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Loan Amount<br>(Column G)                           | Q013               | If property type = 3, then loan amount should be in the range of \$100 thousand and \$10 million.                     | Loan amount is not within the expected range of \$100 thousand and \$10 million      |
| Loan Amount<br>(Column G)                           | Q036               | If property type = 2, then loan amount should be ≤ 100 (\$100 thousand)                                               | Loan amount reported is >100 (\$100 thousand)                                        |
| Loan Amount<br>(Column G)                           | Q037               | If lien status = 2, then loan amount should be ≤ 200 (\$200 thousand).                                                | Loan amount reported is > 200 (\$200 thousand)                                       |
| Loan Amount<br>(Column G)                           | Q038               | If lien status = 3, then loan amount should be ≤ 100 (\$100 thousand).                                                | Loan amount reported is > 100 (\$100 thousand)                                       |
| Loan Amount<br>(Column G)                           | Q025               | If loan purpose = 1 and property type = 1, then loan amount should be > \$10 thousand.                                | Loan amount is numeric and ≤ \$10 thousand                                           |
| Action Taken Date<br>(Column H)                     | Q032               | If action taken type = 1, then action taken date should not equal the date application received.                      | Loan is originated and action taken date = date application received                 |
| Applicant Ethnicity, Race, Sex<br>(Columns P, Q, T) | Q026               | If action taken type = 1-5, 7, or 8, then applicant ethnicity, race and/or sex should not = 4, 7, or 4, respectively. | Applicant ethnicity, race and/or sex = 4, 7, or 4, respectively                      |
| Income<br>(Column U)                                | Q014               | If income is numeric, then income should be < \$1 million.                                                            | Income is numeric and ≥ to \$1 million                                               |
| Income<br>(Column U)                                | Q024               | If income is numeric, then income should be > \$9 thousand.                                                           | Income is numeric and ≤ to \$9 thousand                                              |
| Income<br>(Column U)                                | Q027               | If action taken type = 1-5, 7 or 8, then applicant income should not = NA.                                            | Income = NA                                                                          |
| Rate Spread<br>(Column X)                           | Q039               | If HOEPA = 1 and action taken type = 1, then rate spread should not = NA                                              | HOEPA = 1 and action taken type =1; therefore rate spread should not = NA            |
| Rate Spread<br>(Column X)                           | Q040               | If purchaser type = 1-4 and lien status = 1, then rate spread should be ≤ 5% or NA.                                   | Purchaser type = 1-4 and lien status = 1; therefore rate spread should be ≤ 5% or NA |

| <b><u>Transaction Item(s)</u></b> | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                                   | <b><u>Error Explanation</u></b>                                                                                       |
|-----------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Rate Spread<br>(Column X)         | Q041               | If purchaser type = 1-4 and lien status = 2, then rate spread should be $\leq$ 7% or NA.                                  | Purchaser type = 1-4 and lien status = 2; therefore rate spread should be $\leq$ 7% or NA                             |
| Rate Spread<br>(Column X)         | Q042               | If action taken type = 1 and lien status = 1, then rate spread should be $\leq$ 20% or NA.                                | Action taken type = 1 and lien status = 1; therefore rate spread should be $\leq$ 20% or NA                           |
| Rate Spread<br>(Column X)         | Q043               | If action taken type = 1 and lien status = 2, then rate spread should be $\leq$ 25% or NA.                                | Action taken type = 1 and lien status = 2; therefore rate spread should be $\leq$ 25% or NA                           |
| HOEPA<br>(Column Y)               | Q044               | If action taken type = 1, loan purpose = 2 or 3, lien status = 1, and rate spread $\geq$ 8%, then HOEPA should = 1.       | Action taken type = 1, loan purpose = 2 or 3, lien status = 1, and rate spread $\geq$ 8%; therefore HOEPA should = 1  |
| HOEPA<br>(Column Y)               | Q045               | If action taken type = 1, loan purpose = 2 or 3, lien status = 2, and rate spread $\geq$ 10%, then HOEPA should = 1.      | Action taken type = 1, loan purpose = 2 or 3, lien status = 2, and rate spread $\geq$ 10%; therefore HOEPA should = 1 |
| MA Number<br>(Column I)           | <b>Q595@</b>       | If action taken type = 1-5, 7, or 8, then MA must = a corresponding respondent/MA combination on respondent panel, or NA. | MA not on respondent panel                                                                                            |

**@NOTE: This edit is not applied to mortgage banking subsidiaries or independent mortgage companies. Their MAs will be determined at the end of the cycle based on the data reported. For depository institutions, this edit will produce the Q595 report but will not be counted in any error statistics.**

# END-OF-CYCLE MACRO QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT - LOAN/APPLICATION REGISTER

| <u>Transaction Item(s)</u>                                                                                                     | <u>EDCK</u> | <u>Edit Test</u>                                                                                                                                                                                                                                               | <u>Error Explanation</u>                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>For FFIEC Use Only; the Macro Quality Edit Report contains the following ten edits and is generated by the FFIEC</u></b> |             |                                                                                                                                                                                                                                                                |                                                                                                                                                      |
| Property Type<br>(Column D)                                                                                                    | Q015        | If property type = 3, then the total number of these loan applications should be < 10% of all loan applications or < 10% of the total <u>dollar</u> amount of all loan applications reported.                                                                  | Multifamily loan applications is $\geq 10\%$ of total loan applications and/or $\geq 10\%$ of the total dollar amount of the loan applications       |
| Property Type<br>(Column D)                                                                                                    | Q031        | If property type = 3, then the total number of multifamily applications should be < 200.                                                                                                                                                                       | Number of reported multifamily applications is $\geq 200$ ; please verify                                                                            |
| Property Type<br>(Column D)                                                                                                    | Q046        | If the HMDA respondent is a manufactured home lender, then the total number of applications reporting property type = 2 and action taken type = 1-5 should be $\geq 30\%$ of their total number of reported loan applications with an action taken type = 1-5. | Number of loan applications with property type = 2 and action taken type = 1-5 is < 30% of the total number of loan applications, action taken = 1-5 |
| Loan Purpose<br>(Column E)                                                                                                     | Q006        | If loan purpose = 1, and action taken type = 1, then the total number of these loans should be $\leq 95\%$ of the total number of home purchase loan applications.                                                                                             | Total number of home purchase loan applications with an action code of 1 is > 95% of the total number of home purchase loan applications             |
| Action Taken - Type<br>(Column I)                                                                                              | Q007        | If action taken type = 2, then the total number of these loans should be $\leq 15\%$ of the total number of loan applications.                                                                                                                                 | Total number of loan applications with an action code of 2 is > 15% of the total number of loan applications                                         |
| Action Taken - Type<br>(Column I)                                                                                              | Q008        | If action taken type = 4, then the total number of these loans should be $\leq 30\%$ of the total number of loan applications.                                                                                                                                 | Total number of loan applications with an action code of 4 is > 30% of the total number of loan applications                                         |
| Action Taken - Type<br>(Column I)                                                                                              | Q009        | If action taken type = 5, then the total number of these loans should be $\leq 15\%$ of the total number of loan applications.                                                                                                                                 | Total number of loan applications with an action code of 5 is > 15% of the total number of loan applications                                         |
| MA<br>(Column K)                                                                                                               | Q023        | The number of loan applications that report MA = NA should be $\leq 30\%$ of the total number of loan applications.                                                                                                                                            | The number of applications reporting MA = NA are > 30% of the total number of loan applications                                                      |
| Total Number of Loan Applications                                                                                              | Q011        | If current or previous year's total number of applications is $\geq 500$ , then the current year should be within (+ or -) 25% of the previous year's total.                                                                                                   | Total number of loan applications for current year not within (+ or -) 25% of the previous year's total                                              |

**END-OF-CYCLE MACRO QUALITY EDITS FOR HOME MORTGAGE DISCLOSURE ACT - LOAN/APPLICATION REGISTER**

| <b><u>Transaction Item(s)</u></b>                                                                   | <b><u>EDCK</u></b> | <b><u>Edit Test</u></b>                                                                                                                                                                                                                                                                                            | <b><u>Error Explanation</u></b>                                                                                                                  |
|-----------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Macro Quality Edit Report (continued)</u></b>                                                 |                    |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                  |
| Total Number of Loan Applications                                                                   | Q016               | The number of loan applications that report income < \$10,000 should be $\leq$ 25% of total loan applications.                                                                                                                                                                                                     | Total number of loan applications that reported income < \$10,000 is > 25% of total loan applications                                            |
| <b><u>For FFIEC Use Only; separate reports for each quality edit are generated by the FFIEC</u></b> |                    |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                  |
| MA/State/County/Census Tract<br>(Columns K, L, M, N)                                                | Q029@@             | If the reported state/county combination (when county is small), or state/county/census tract combination is valid and located entirely in an MA that is identified on the respondent's panel, then the MA should not = NA.                                                                                        | MA = NA and state/county, or state/county/census tract is a valid combination and is located completely in an MA                                 |
| MA/State/County/Census Tract<br>(Columns K, L, M, N)                                                | Q030               | If action taken type = 1, 2, 3, 4, 5, or 6; and if the HMDA respondent is a nondepository institution (a for-profit entity), or is a bank or savings institution who has assets > \$250 million and thus is a reporter of CRA data, then MA/state/county/census tract should equal a valid combination and not NA. | MA/state/county/census tract should not = NA                                                                                                     |
| Type of Purchaser<br>(Column V)                                                                     | Q028               | If $\geq$ 500 loans are reported with action taken type = 1 or 6, and loan purpose = 1 or 3, then the difference in the percentage of these loans that are sold in the current year when compared to the percentage of the same category of loans sold in the prior year should be < 15%.                          | The difference in the percentage of loans sold in the current year when compared to the percentage of loans sold in the prior year is $\geq$ 15% |

**@ @NOTE: This edit does not apply for split tracts.**